File No. 131120

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,426.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JANET L. ADAMS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-05-2018

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arden D. Ford	Same as new owner	052-02-0-107.00
(NAME)	(NAME)	
1079 Jenkins Lane		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140001004 DEEDWARR
Recvd: 01/06/14 14:11 2 pgs
Fees:13.00 Taxes:264.28

20140106-0001282

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Miles Vickers and Barry Vickers, the sole heirs at law of Carrie Vickers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arden D. Ford and Rebecca F. Ford, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 34 and the westerly 30 feet of Lot No. 33 of Block "C" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said part of said lots adjoin and front together 60 feet on the northerly side of Cheryl Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Homer E. Vickers and wife, Carrie Vickers by Warranty Deed from Mabel Graves Jensen, unmarried, dated May 26, 1960 and recorded May 27, 1960, in Book 3073, page 37, Register's Office for Davidson County, Tennessee. The said Homer E. Vickers died on November 5, 1991, leaving Carrie Vickers as the surviving tenant by the entirety. The said Carrie Vickers died on April 11, 2012, leaving Miles Vickers and Barry Vickers her sole heirs at law. See also Affidavits of Heirship of record in Instrument No. 20130624-0064276 and Instrument No. 20130624-0064277, said Register's Office.

Subject to any and all existing easements and/or restrictions of record.

unimproved ☐

This is improved ☒ property, known as 723 Cheryl Avenue, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever

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defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of December, 2013.

Miles Vickers

Barry Vickers

Barry Vickers

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miles Vickers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on 12/31/2013.

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Jennifer A Hoffman
Notary Public

Commission Expires: 7-26-15

STATE OF TENNESSEE

COUNTY OF Anderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barry Vickers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of December, 2013.

Commission expires: 7/22/2015

ALLISON WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC ANDERSON COUNTY

Notary Public